

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
GAINESVILLE GEORGIA**

IN RE:)	
Tamaqua Butler,)	CHAPTER 13
Debtor,)	CASE NO. 19-22245-jrs
)	JUDGE: Sacca

NOTICE OF HEARING

PLEASE TAKE NOTICE that Debtor has filed a Motion to Sell real property and related papers with the court.

PLEASE TAKE FURTHER NOTICE that the Court will hold an initial telephonic hearing for announcements on the Motion at the following number: toll free number 833- 568-8864; meeting id 161 418 0533, at 9:40 A.M. on July 28, 2022 in Courtroom 103, United States Courthouse, 121 Spring Street, S.E., Gainesville, Georgia 30501.

Matters that need to be heard further by the Court may be heard by telephone, by video conference, or in person, either on the date set forth above or on some other day, all as determined by the Court in connection with this initial telephonic hearing. Please review the "Hearing Information" tab on the judge's webpage, which can be found under the "Dial-in and Virtual Bankruptcy Hearing Information" link at the top of the webpage for this Court, www.ganb.uscourts.gov for more information.

Your rights may be affected by the court's ruling on these pleadings. You should read these pleadings carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.) If you do not want the court to grant the relief sought in these pleadings or if you want the court to consider your views, then you and/or your attorney must attend the hearing. You may also file a written response to the pleading with the Clerk at the address stated below, but you are not required to do so. If you file a written response, you must attach a certificate stating when, how and on whom (including addresses) you served the response. Mail or deliver your response so that it is received by the Clerk at least two business days before the hearing. The address of the Clerk's Office is Clerk, U. S. Bankruptcy Court, Suite 120, 121 Spring Street, S.E., Gainesville, Georgia 30501. You must also mail a copy of your response to the undersigned at the address stated below

This 27th day of June, 2022.

Respectfully Submitted by:
GARDNER LAW FIRM

/s/ Robert M. Gardner, Jr.
Robert M. Gardner, Jr.
Attorney for Debtor
Georgia Bar No.: 284640

114 N. Broad Street
Post Office Box 310
Winder, Georgia 30680
Telephone: 678-963-5045
Email: rg@gardnerlawfirm.com

**UNITED STATES BANKRUPTCY COURT
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IN RE:)	
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Debtor,)	CASE NO. 19-22245-jrs
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MOTION TO SELL PROPERTY

Comes now, Bonnie Brown, Debtor in the above styled Chapter 13 case, by and through counsel, and files this his motion to sell her residence at 398 Emma Drive, Winder, Ga. 30680, stating to the Court as follows:

1.

This Court has jurisdiction in this matter pursuant to 28 USC §1334, 128 USC §151 et seq. and 11 USC § 101et seq.

2.

Venue is appropriate pursuant to 28 USC §1409.

3.

This matter is a court proceeding as defined in 28 USC §157 (b) 2 (A).

4.

The debtor filed for relief in the above styled Chapter 13 case on November 11, 2019.

5.

Debtor listed as an asset in her Chapter 13 Bankruptcy Petition a residence at 398 Emma Drive, Winder, Ga. 30680 which had a value at the time the case was filed of \$280,658.00.

6.

Debtor has decided to sell her residence and she has listed the property for \$475,000.00 with a contract imminent.

7.

Debtor anticipates that sale of the Property would net an amount equal to pay her exemption, all secured claims, as well as a 100% dividend to unsecured creditors. Counsel for Debtor is in the process of obtaining more accurate figures regarding the transaction and will supplement the instant Motion if a 100% dividend to unsecured creditors is not possible.

8.

Debtor believes that the sale of the Property is in her own best interest, as well as the interest of the bankruptcy estate.

WHEREFORE, debtor prays as follows:

- a) That this Motion be filed, read, and considered
- b) That the Debtor be allowed to sell the Property under the terms stated herein; and
- c) that this court grant such other and further relief as it may deem just and proper.

This 27th day of June, 2022.

Respectfully Submitted by:
GARDNER LAW FIRM

/s/ Robert M. Gardner, Jr.
Robert M. Gardner, Jr.
Attorney for Debtor
Georgia Bar No.: 284640

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Post Office Box 310
Winder, Georgia 30680
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Email: rg@gardnerlawfirm.com

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CERTIFICATE OF SERVICE

I hereby certify that I have this day served a copy of the **Motion to Sell Real Property and Notice of Hearing** with regards to the above-captioned case on the opposing party, by and through his attorney of record, by depositing a copy of the same in the United States mail in a properly addressed envelope with adequate postage affixed thereto and addressed as on the attached; and to the Chapter 13 Trustee, Nancy J. Whaley, via ecf notice.

This 27th day of June, 2022.

Respectfully Submitted by:
GARDNER LAW FIRM

/s/ Robert M. Gardner, Jr.

Robert M. Gardner, Jr.
Attorney for Debtor
Georgia Bar No.: 284640

114 N. Broad Street
Post Office Box 310
Winder, Georgia 30680
Telephone: 678-963-5045
Email: rg@gardnerlawfirm.com

Label Matrix for local noticing
113E-2
Case 19-22245-jrs
Northern District of Georgia
Gainesville
Mon Jun 27 13:06:35 EDT 2022

Aqua Finance Inc
CORPORATION SERVICE COMPANY
40 Technology Pkwy S Ste 300
Norcross, GA 30092-2924

Aqua Finance Inc
PO Box 844
Wausau, WI 54402-0844

Aqua Finance Inc
c/o Corporation Service Company
40 Technology Pkwy S Ste 300
Norcross, GA 30092-2924

Ashley Funding Services, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Attorney General of Georgia
132 State Judicial Bldg
Atlanta, GA 30334

(p)MCCALLA RAYMER LEIBERT PIERCE LLC
ATTN ATTN WENDY REISS
1544 OLD ALABAMA ROAD
ROSWELL GA 30076-2102

Tamaqua J. Butler
398 Emma Dr
Winder, GA 30680-4083

Carter-Young inc.
882 N Main St NW
Conyers, GA 30012-4462

Credit One Ban
PO Box 98872
Las Vegas, NV 89193-8872

Credit One Bank
PO Box 98872
Las Vegas, NV 89193-8872

Docenmuehle Mortgage, inc
1 Corporate Dr Ste 360
Lake Zurich, IL 60047-8945

FLAGSHIP CREDIT ACCEPTANCE
PO BOX 3807
COPPELL, TX 75019-5877

Farmers Furniture/Warehouse Home
PO Box 1140
Dublin, GA 31040-1140

Farmers Home Furniture-Winder,GA
Attn: Corporate Credit Department
P.O. Box 1140
Dublin, GA 31040-1140

First Franklin Financial Corporation
138 W Athens St Ste F
Winder, GA 30680-1778

First Franklin Financial Corporation
C/o CT Corporation System Registered Age
1201 Peachtree St NE
Atlanta, GA 30361-3503

First Franklin Financial Corporation
c/o CT Corporation System
289 Culver St
Lawrenceville, GA 30046-4855

Flagship Credit Acceptance, LLC
4600 Regent Blvd Ste 100
Irving, TX 75063-2477

Flagship Credit Acceptance, LLC
C/O Corporation Service Company
40 Technology Pkwy S Ste 300
Norcross, GA 30092-2924

Robert Michael Gardner Jr.
Gardner Law Firm
114 N. Broad Street
P.O. Box 310
Winder, GA 30680-0310

Georgia Department Of Revenue
PO Box 3889
Atlanta, GA 30334

Laura A. Grifka
McMichael Taylor Gray, LLC
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092-2871

Indigo - Celtic Bank
PO Box 4499
Beaverton, OR 97076-4499

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

(p)LABORATORY CORPORATION OF AMERICA
ATTN GOVERNMENT AUDITS
PO BOX 2270
BURLINGTON NC 27216-2270

MEDICAL DATA SYSTEMS I
755 W NASA Blvd
Melbourne, FL 32901-1815

Mercury Card
1415 Warm Springs Rd
Columbus, GA 31904-8366

NC Financial
175 W Jackson Blvd Ste 1000
Chicago, IL 60604-2863

Northeast Georgia Payment Center
PO Box 744126
Atlanta, GA 30374-4126

ONemain Financial Services, Inc.
c/o CT Corporation System Registered Age
289 S Culver St
Lawrenceville, GA 30046-4805

One Main Financial Services, Inc.
PO Box 1010
Evansville, IN 47706-1010

OneMain Financial Group, LLC
PO Box 3251
Evansville, IN 47731-3251

PYOD, LLC
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

Piedmont Healthcar
PO Box 650292
Dallas, TX 75265-0292

Quantum3 Group LLC as agent for Aqua Finance
PO Box 788
Kirkland, WA 98083-0788

Quantum3 Group LLC as agent for GPCC I LLC
PO Box 788
Kirkland, WA 98083-0788

Radius Global Solutions
PO Box 390915
Minneapolis, MN 55439-0911

Sibley Heart Center
2600 University Pkwy
Coralville, IA 52241-3204

South Gwinnett Radiology
2 Meridian Blvd Fl 3
Wyomissing, PA 19610-3202

State Law Department
40 Capitol Sq SW
Atlanta, GA 30334-1300

U.S. Bank National Association
C/O Rushmore Loan Management Services
P.O. Box 52708
Irvine CA 92619-2708

USAA Savings Bank
10750 McDermott Fwy
San Antonio, TX 78288-0002

United States Attorney
Northern District of Georgia
75 Ted Turner Drive SW, Suite 600
Atlanta GA 30303-3309

United States Attorney General
950 Pennsylvania Ave NW
Washington, DC 20530-0009

Verizon
by American InfoSource as agent
4515 N Santa Fe Ave
Oklahoma City, OK 73118-7901

Village Capital & Investment, LLC
1 Corporate Dr Ste 360
Lake Zurich, IL 60047-8945

Village Capital & Investment, LLC
Bankruptcy Department
1 Corporate Drive
Suite 360
Lake Zurich, IL 60047-8945

Village Capital & Investment, LLC
c/o National Registered Aents, INC.
289 S Culver St
Lawrenceville, GA 30046-4805

W.S. Babcock xxx
PO Box 724
Mulberry, FL 33860-0724

W.S. Badcock Corporation
C T CORPORATION SYSTEM
289 S Culver St
Lawrenceville, GA 30046-4805

W.S.Badcock Corporation
Post Office Box 724
Mulberry,FL 33860-0724

(p)FARMERS FURNITURE
ATTN CORPORATE CREDIT DEPT
PO BOX 1140
DUBLIN GA 31040-1140

Nancy J. Whaley
Nancy J. Whaley, Standing Ch. 13 Trustee
Suite 120, Truist Plaza Garden Offices
303 Peachtree Center Avenue
Atlanta, GA 30303-1216

World Finance Corp. c/o World Acceptance Cor
Attn: Bankruptcy Processing Center
PO Box 6429
Greenville, SC 29606-6429

World Finance Corporation of Georgia
c/o CT Corporation Registered Agent
1201 Peachtree St NE
Atlanta, GA 30361-3503

World Finance Corporation of Georgia xxx
PO Box 6429
Greenville, SC 29606-6429

Heather D. Bock

McCalla Raymer Leibert Pierce LLC

1544 Old Alabama Road

Roswell, GA 30076

(d)A. Michelle Hart Ippoliti

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

Laboratory Corporation of America

PO Box 2240

Burlington, NC 27216-2240

(d)Michael J. McCormick

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076-2102

Warehouse Home Furnishings Dist Inc.

c/o Ellen Green Sumner, Reg Agent

1851 Telfair St

Dublin, GA 31021-3118

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)U.S. Bank National Association

(u)Village Capital & Investment, LLC

End of Label Matrix

Mailable recipients 56

Bypassed recipients 2

Total 58